

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW23001793	S	2533 Eucalyptus AVE	LONG	5	STD	2	\$30,000	3	\$867,000 	\$321.59	2696	1931/ASR	6,808/0.1563	N	3	03/06/23	8/8
2	PW22222599	S	1716 E 6th ST	LONG	4	STD	4	\$104,592		\$1,275,000 	\$362.42	3518	1937/ASR	7,757/0.1781	N	3	03/07/23	113/113
3	PW22220148	S	1491 Atlantic AVE	LONG	9	STD	5	\$193,200	5	\$2,550,000 	\$372.53	6845	2022/BLD	6,970/0.16	N	6	03/07/23	98/98

Closed • Duplex

List / Sold: **\$850,000/\$867,000** ↑

2533 Eucalyptus Ave • Long Beach 90806

8 days on the market

2 units • **\$425,000/unit** • **2,696 sqft** • **6,808 sqft lot** • **\$321.59/sqft** •

Listing ID: PW23001793

Built in 1931

Main Streets: Willow St. & Magnolia Ave.



What an opportunity! Each of the units in this Spanish Wrigley duplex are spacious, with in unit laundry and parking. With three detached car garages and a large lot, you can convert the garages into ADUs or build new ones. The better news is that at least one of the units will be delivered vacant making it perfect for an owner to occupy or as rental income with new market rents.

Facts & Features

- Sold On 03/06/2023
- Original List Price of \$850,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 3
- \$30000 Gross Scheduled Income
- \$25500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$188
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,312
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,500
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 5 - Wrigley Area area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

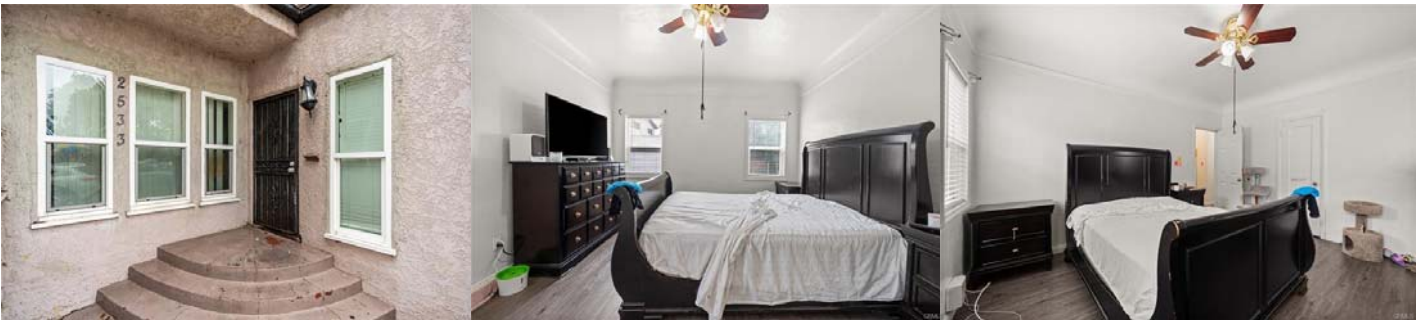
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,295,000/\$1,275,000 ↓

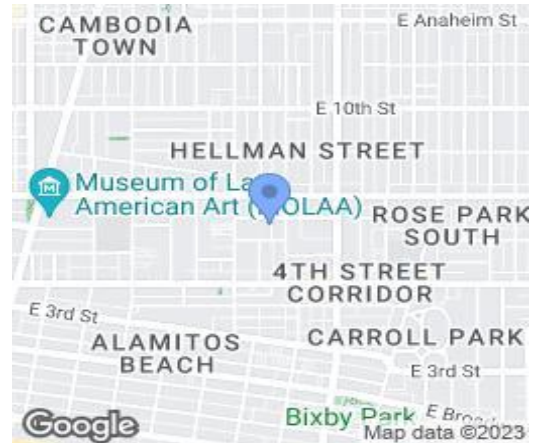
113 days on the market

Listing ID: PW22222599

1716 E 6th St • Long Beach 90802

4 units • \$323,750/unit • 3,518 sqft • 7,757 sqft lot • \$362.42/sqft • Built in 1937

Cherry Ave & E 7th St



1716 E. 6th / Rear Upper Right Unit • Newly remodeled kitchen with new cabinets, granite countertops, tile backsplash, stainless steel double sink, OTR microwave, stove & refrigerator • New interior paint ? 1720 E. 6th / Front House • Newly remodeled kitchen with new cabinets, granite countertops, tile backsplash, stainless steel double sink & new black appliances • New Life-Proof locking flooring throughout • Enclosed side yard with artificial turf & four (4) exit doors to yard • New water heater • Electrical meter added for laundry room ? 1722 E. 6th / Rear Unit Downstairs • Newly remodeled unit with new laminate flooring, new interior paint, granite countertops • Enclosed private yard ? Property Highlights • Three (3) single car garages, six (6) surface spaces & three (3) tandem spaces • Walking distance to 4th Street/Retro Row • Owner/User Opportunity

Facts & Features

- Sold On 03/07/2023
- Original List Price of \$1,450,000
- 2 Buildings
- 12 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$104592 Gross Scheduled Income
- \$74738 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,716
- Electric: \$375.25
- Gas: \$375
- Furniture Replacement:
- Trash: \$375
- Cable TV: 01499010
- Gardener:
- Licenses: 700
- Insurance: \$2,990
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 5073
- Water/Sewer: \$375
- Other Expense: \$1,200
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	2	0	Unfurnished	\$3,500	\$3,500	\$4,000
2:	2	1	1	0	Unfurnished	\$1,616	\$3,231	\$1,695
3:	1	1	2	0	Unfurnished	\$1,635	\$1,635	\$1,750

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266021008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos



Closed •

List / Sold:

\$2,625,000/\$2,550,000 ↓

98 days on the market

Listing ID: PW22220148

1491 Atlantic Ave • Long Beach 90813

**5 units • \$525,000/unit • 6,845 sqft • 6,970 sqft lot • \$372.53/sqft •
Built in 2022**

West side of Atlantic, one parcel south of 15th Street



The subject property is a newly constructed 5-unit (fourplex + ADU) townhouse style apartment building located at 1491 Atlantic Blvd. in the city of Long Beach. Completed in 2022, this property is composed of two three-story structures with approximately 6,845 SF of rentable space sitting on a parcel of approximately 6,970 SF. The units at this property are significantly larger than other for-rent units typically found in the Long Beach market and are perfectly positioned for multi-generational families and work-from-home roommate environments. Three of the units are large 5-bedroom, 3.75 bath three-story townhome units of approximately 1,759 – 1,772 SF with attached two-car garages. One of the units is a 2-bedroom, 2.5 bath three-story townhome and the other remaining unit is a Studio ADU of approximately 440 SF. The 5br units and the 2br unit are fully occupied while the Studio ADU unit is still under construction and is scheduled to be completed in early January. For-rent townhomes of this size and bedroom count are extremely hard if not impossible to find in the Long Beach market, especially in newly constructed buildings. As such, these units fill a unique niche in the market that could certainly be advantageous for a new owner as families and groups of renters consolidate in the coming years. The demand for multi-generational housing accommodations has vaulted in popularity and these large townhome units certainly help fill this need. In terms of amenities, all units have central heating and air conditioning and all units except the Studio ADU have private balconies, an open kitchen layout with a large kitchen island, washer/dryer hookups and a full laundry room on the third floor. The bedroom and bathroom on the first floor of each 5-bedroom unit is ADA compliant. The seller is currently installing utility sub-metering equipment to allow the owner to bill back utilities (water, sewer and trash) to the tenants. This property fronts Atlantic Blvd. which is a busy north/south arterial through central Long Beach. Directly to the north of the property is Roosevelt Elementary School and Long Beach Polytechnic High School. St. Mary Medical Center is also located only four blocks to the south of the property on Atlantic Blvd. This property offers a rare opportunity for an investor to purchase a newly built 5-unit apartment building that benefits from a unit mix that is unique to the market.

Facts & Features

- Sold On 03/07/2023
- Original List Price of \$2,700,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.29
- \$193200 Gross Scheduled Income
- \$139430 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: 31-35 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,974
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 00000001
- Insurance: \$2,730
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 7200
- Water/Sewer: \$1,500
- Other Expense: \$2,000

- Gardener:
- Licenses:

- Other Expense Description: Misc/Res

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	4	2	Unfurnished	\$4,000	\$4,000	\$4,200
2:	1	5	4	2	Unfurnished	\$4,000	\$4,000	\$4,200
3:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$2,750
4:	1	0	1	0	Unfurnished	\$1,500	\$1,500	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7269031017

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos



